HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA

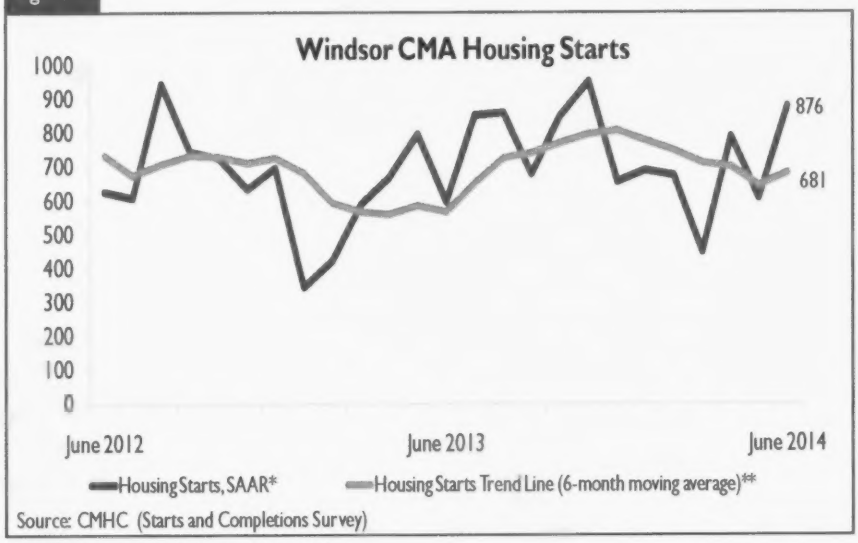
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2014

Highlights

- Windsor housing starts up from first quarter.
- Higher semi-detached construction.
- Second quarter 2014 existing home sales and prices up from first quarter.

Figure 1



*SAAR[1]: Seasonally Adjusted Annual Rate.
**The trend is a six-month moving average of the monthly SAAR.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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New Home Market

Housing starts in the Windsor Census Metropolitan Area (CMA) trended higher at 681 units in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend increased due to stronger ground-orientated construction as spring weather took hold and the long, cold winter was forgotten. Seasonally adjusted starts in the second quarter of 2014 were 25 per cent higher than in the first quarter of this year.

Actual starts in the second quarter of 2014 increased from a year ago. A total of 219 units were started in the second quarter of 2014, up six per cent from the 205 units started in the second quarter of 2013. Higher semi-detached construction led the way. Single-detached construction remained unchanged and townhouse construction declined slightly. For the first half of 2014, total starts increased 12 per cent to 302 units.

Second quarter starts were pushed higher from a year ago by increased construction in the towns of Amherstburg, LaSalle and Lakeshore. Half of the multiple-unit starts, which include semi-detached, townhouse and apartments, were in the City of Windsor. Semi-detached construction more than doubled from a year ago with stronger starts in the City of Windsor and the Town of LaSalle. Semi-detached homes are a more affordable option to higher-priced single-detached homes. Increased employment in the 45-64 age group, in-migration, and the relative affordability of housing in the Windsor CMA supported the increased demand for housing.

Seventy per cent of the housing starts in the second quarter of 2014 were single-detached homes. Land is available for ground-oriented residential construction. The average price of a new single-detached home increased by 11 per cent in the second quarter of 2014 to $360,144 compared to the same period last year. Higher average prices for the newly completed and sold homes in Amherstburg, Lakeshore, LaSalle and Tecumseh pushed the average price higher. A higher percentage of homes sold above $350,000 contributed to the increased absorption price. Only two homes sold below $200,000.

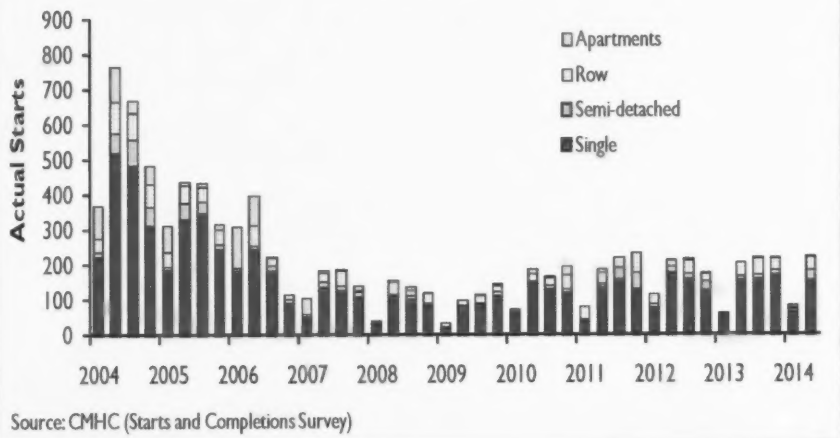
The labour market did not support housing demand over the past year. At the end of the second quarter of 2014, employment was lower than at the same time last year. Employment in both the services sector and the goods-producing sector declined. While employment in manufacturing was higher, construction employment slipped from the same time last year. The services sector was pulled lower due to employment declines in education, finance and real estate, health, public administration and trade. The unemployment rate in the Windsor CMA was nine per cent at the end of the second quarter this year compared to 9.3 per cent a year earlier. The decline in the unemployment rate was due to the labour force shrinking at a faster pace than jobs. Both full-time and part-time employment declined. Increased employment for older workers was offset by slightly lower employment for young adults and significantly lower employment for those in the 25-44 age group. Most of the drop in the labour force was for workers in the 25-44 age group.

Resale Market

Residential sales through the Windsor-Essex Association of Realtors® on a seasonally adjusted basis were higher in the second quarter of 2014 compared to the first quarter of 2014. Actual second quarter sales figures slightly increased from the same quarter last year. Sales were up close to one per cent as households, who put off their home buying due to an unusually cold and long winter, returned to the market. Although sales were higher, year-over-year growth was subdued since sales in the second quarter of 2013 were

Figure 2

Higher Semi-Detached Starts in Second Quarter



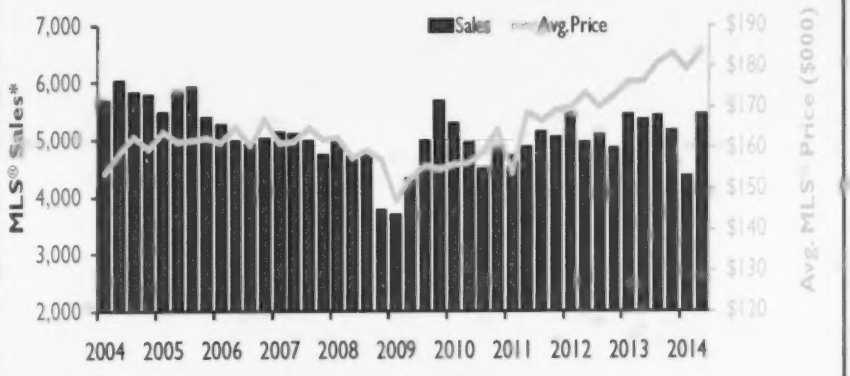
Source: CMHC (Starts and Completions Survey)

the highest since 2005. New listings trended higher in the second quarter. With more listings there was greater choice for homebuyers.

The resale market remained balanced. While new listings were slightly lower in the second quarter of 2014 compared to the same quarter of 2013, sales were marginally higher, resulting in a slightly higher sales-to-new listings ratio (SNLR) in the second quarter. With the harsh winter weather behind them, more households listed their homes for sale. Rising home prices also supported the increase in listings.

Figure 3

Windsor Sales and Prices Increase in Second Quarter



Source: CMHC, adapted from CREA (MLS®).
Quarterly sales data are seasonally adjusted and multiplied by 4 to show an annual rate. Price data are adjusted for seasonal factors. MLS® is a registered trademark of the Canadian Real Estate Association.

Seasonally adjusted resale home prices trended higher in the second quarter. The longer-term trend shows that prices have been increasing since the first quarter of 2009. With a balanced market and modest upward price pressure, the average price of a resale home increased by five per cent to $189,311 in the second quarter of 2014 compared to the same quarter last year. Windsor has the most affordable prices for resale homes among Ontario CMAs. Approximately 77 per cent of all homes sold in the second quarter of 2014 in Windsor-Essex were priced under $220,000.

Housing Demand from Seniors Increasing

The increase in the senior population will present opportunities and challenges for the building industry, resale market and rental market.

Population growth is a driver of housing demand. Population growth among seniors 65 years and older has outpaced growth in the general population. Between 2006 and 2011, while the total population in the Windsor CMA declined by 1.3 per cent, the seniors' population increased by 13.2 per cent. Seniors now represent close to 15 per cent of the population. Programs to attract retirees to Windsor-Essex have worked. In the next fifteen years, as baby boomers age and more retirees are attracted to the affordable home prices in the area, the number of seniors will increase by more than 80 per cent. By 2031, one quarter of the population in the Windsor CMA will be 65 years of age or older.

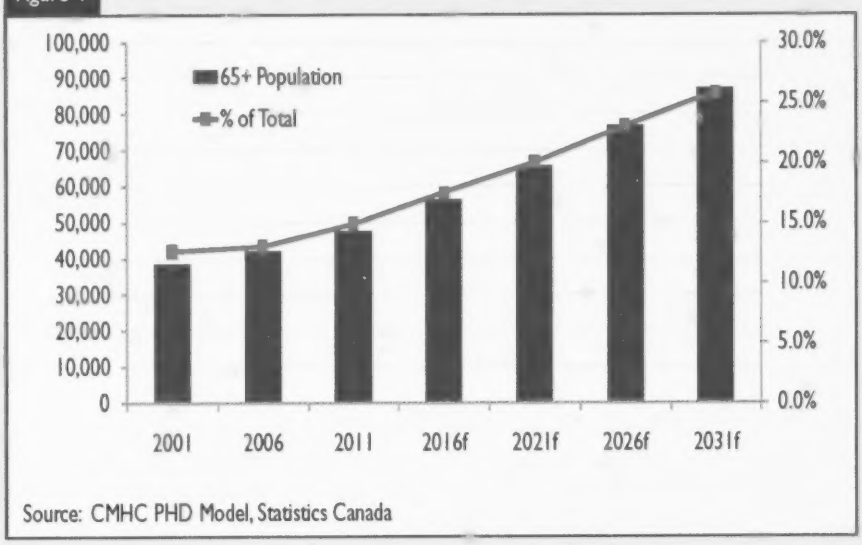
Seniors housing preferences differ from the general population. Data from the 2011 Census for the Windsor CMA showed that almost 80 per cent of seniors owned their own home. Seniors want to age in place. However, the home they own as they move into their retirement years may not be the home they can live in for the rest of their lives. In Windsor, a high percentage of homes are raised ranch bungalows, however, these homes are not conducive to seniors aging in place. These homes have too many stairs. Seniors may want to remain in their current home, but adaptations requiring renovation spending may have to be made.

Another alternative for seniors is to sell their current home and move to another home more suited to their needs. As a result, there will be demand for one storey homes of all types. New construction geared to seniors may fill this gap.

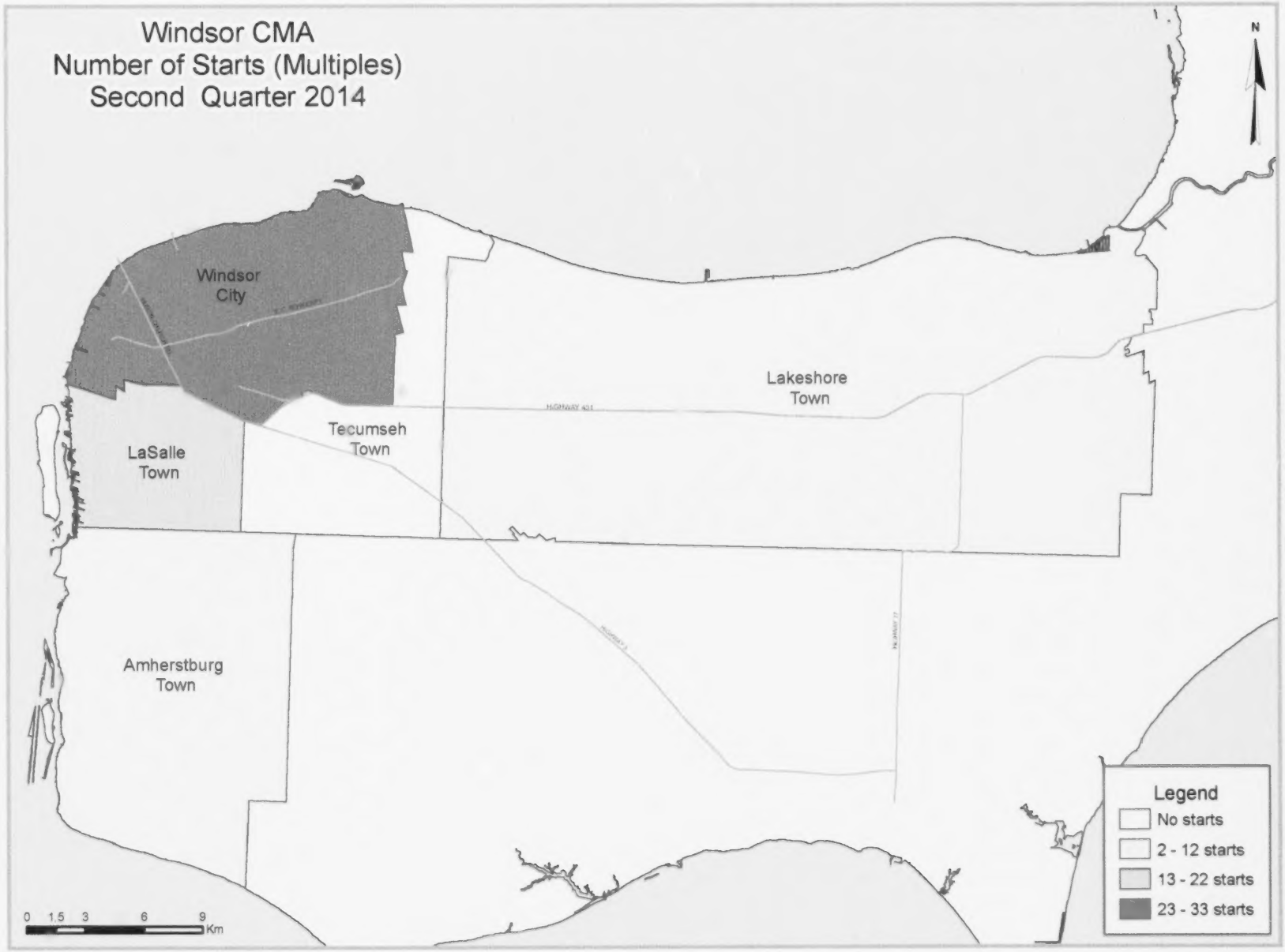
Yet another alternative is for seniors to move to seniors' housing such as a retirement home. Currently, the capture rate or percentage of seniors 75 and older living in a retirement residence is 6.4 per cent in Essex County. The increase in the seniors' population will support increased demand for retirement residences and the need for new residences to be built.

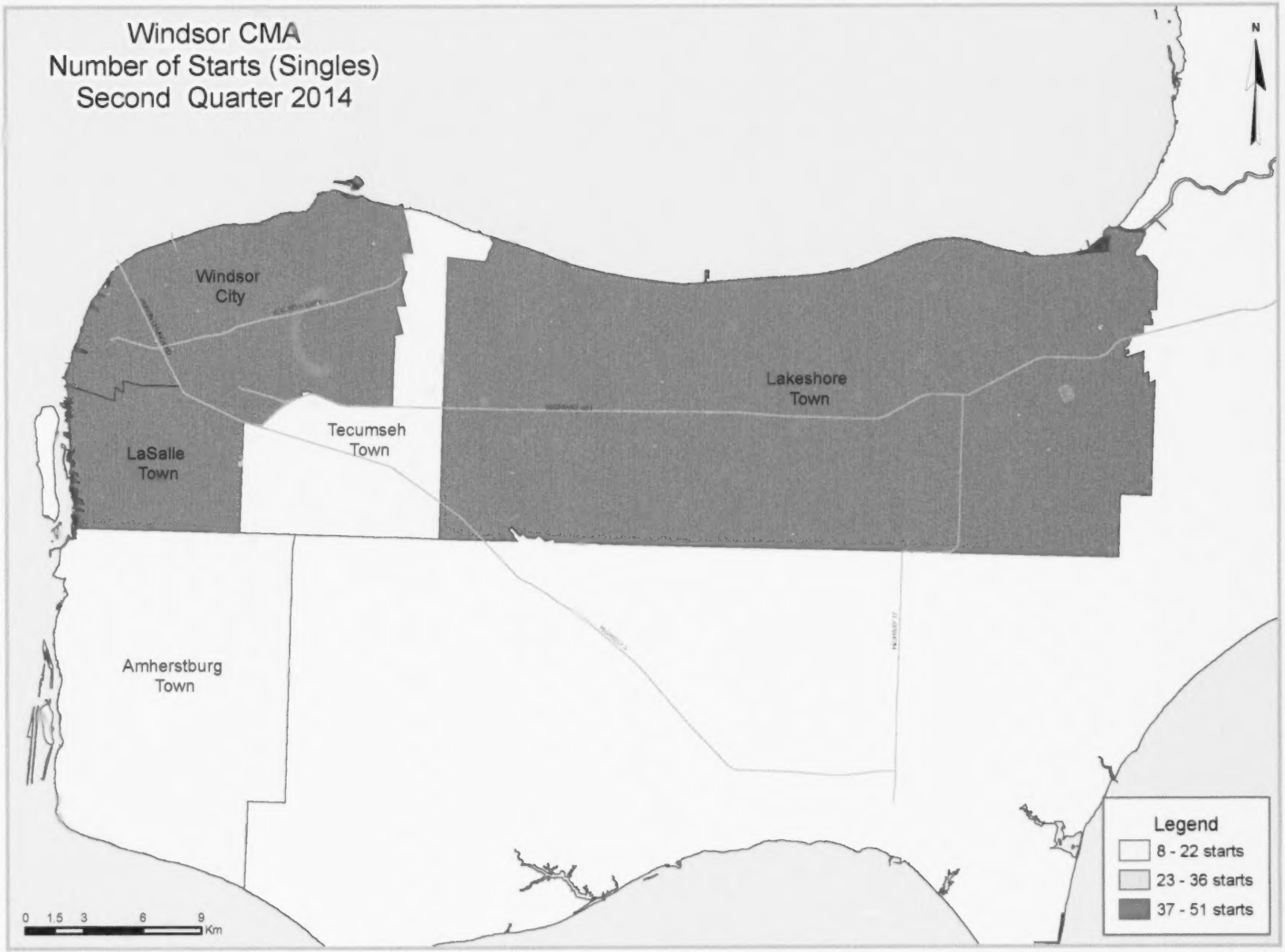
The accompanying chart shows the growth in the senior population.

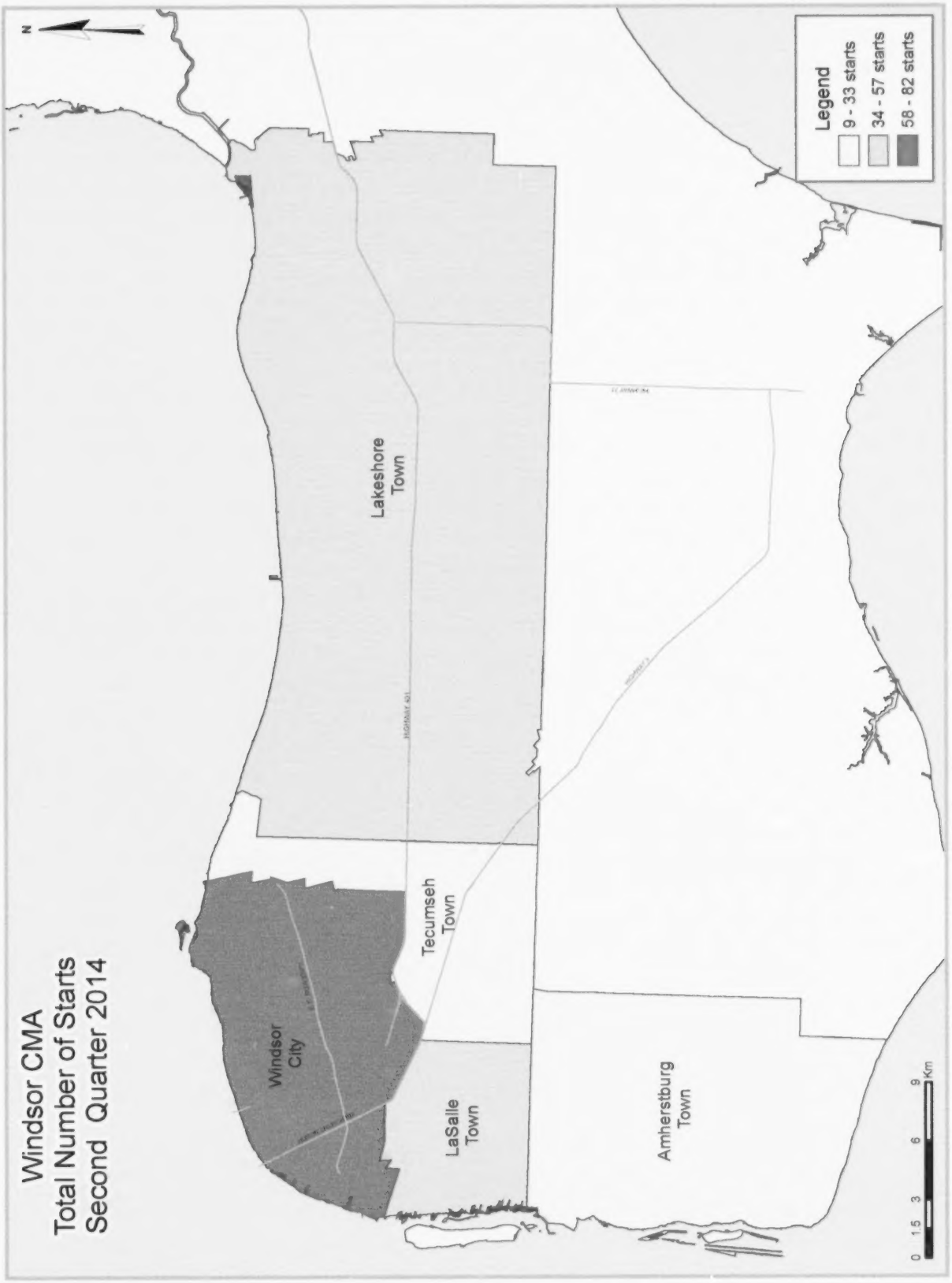
Figure 4

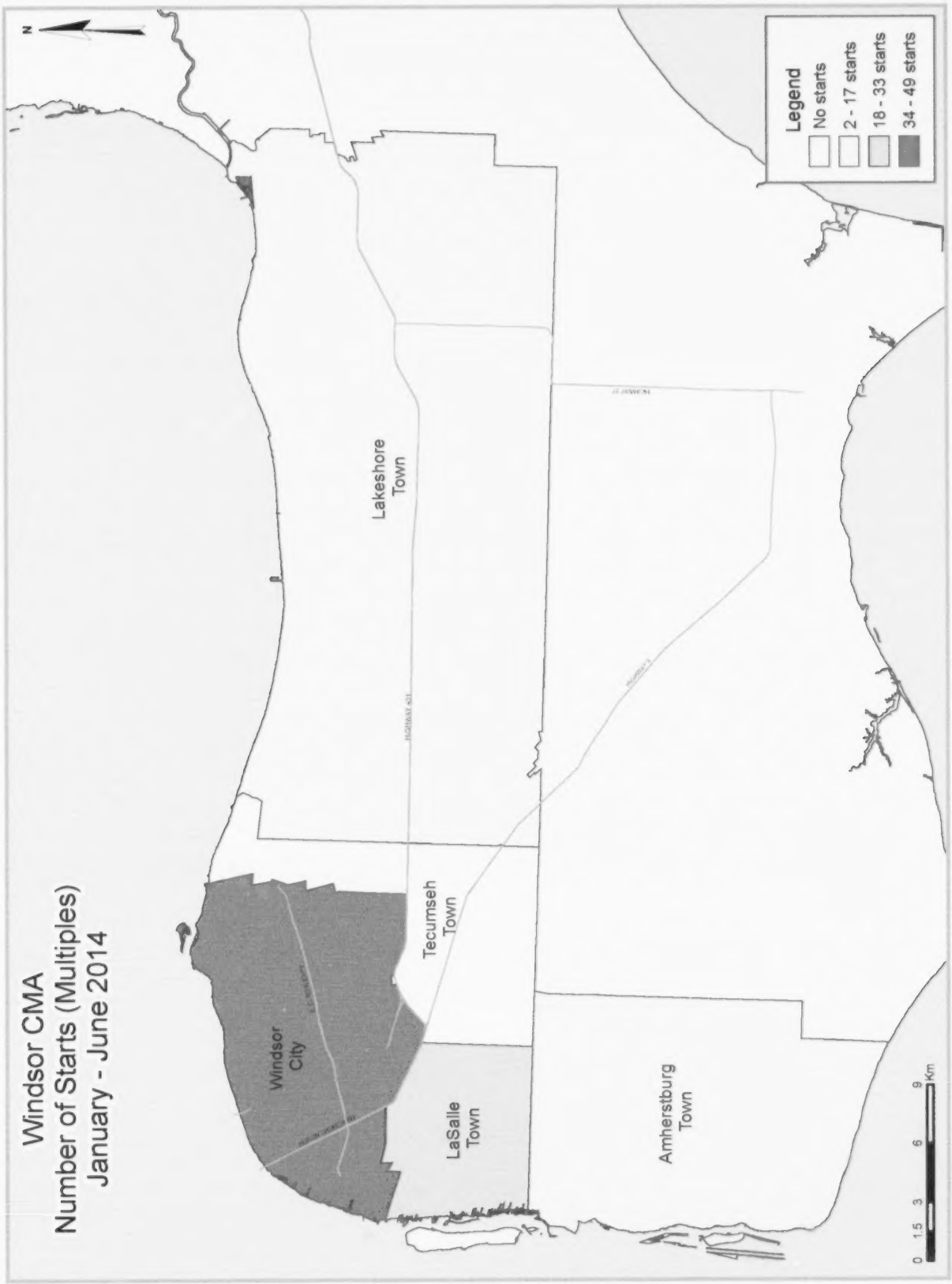


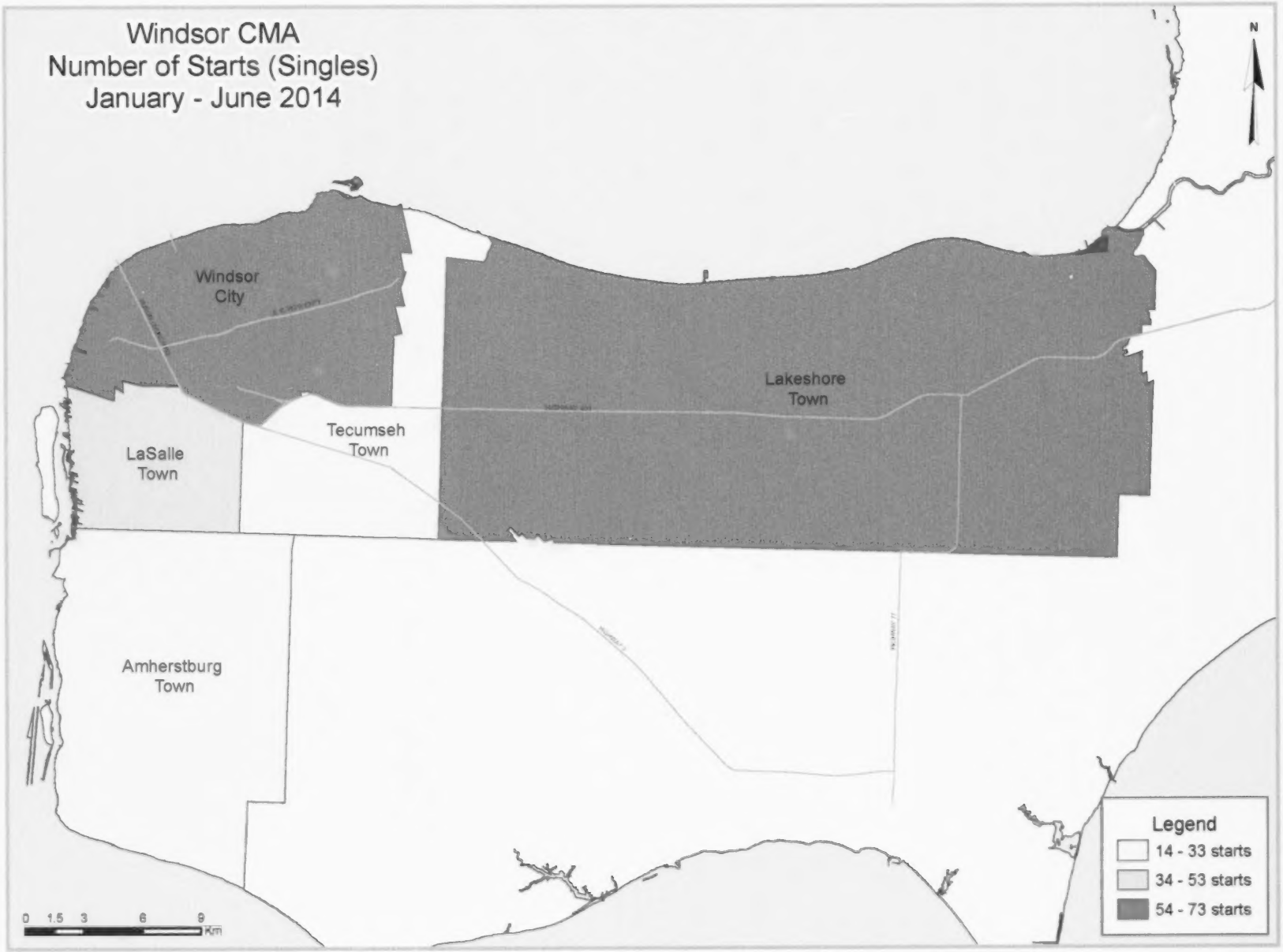
Source: CMHC PHD Model, Statistics Canada

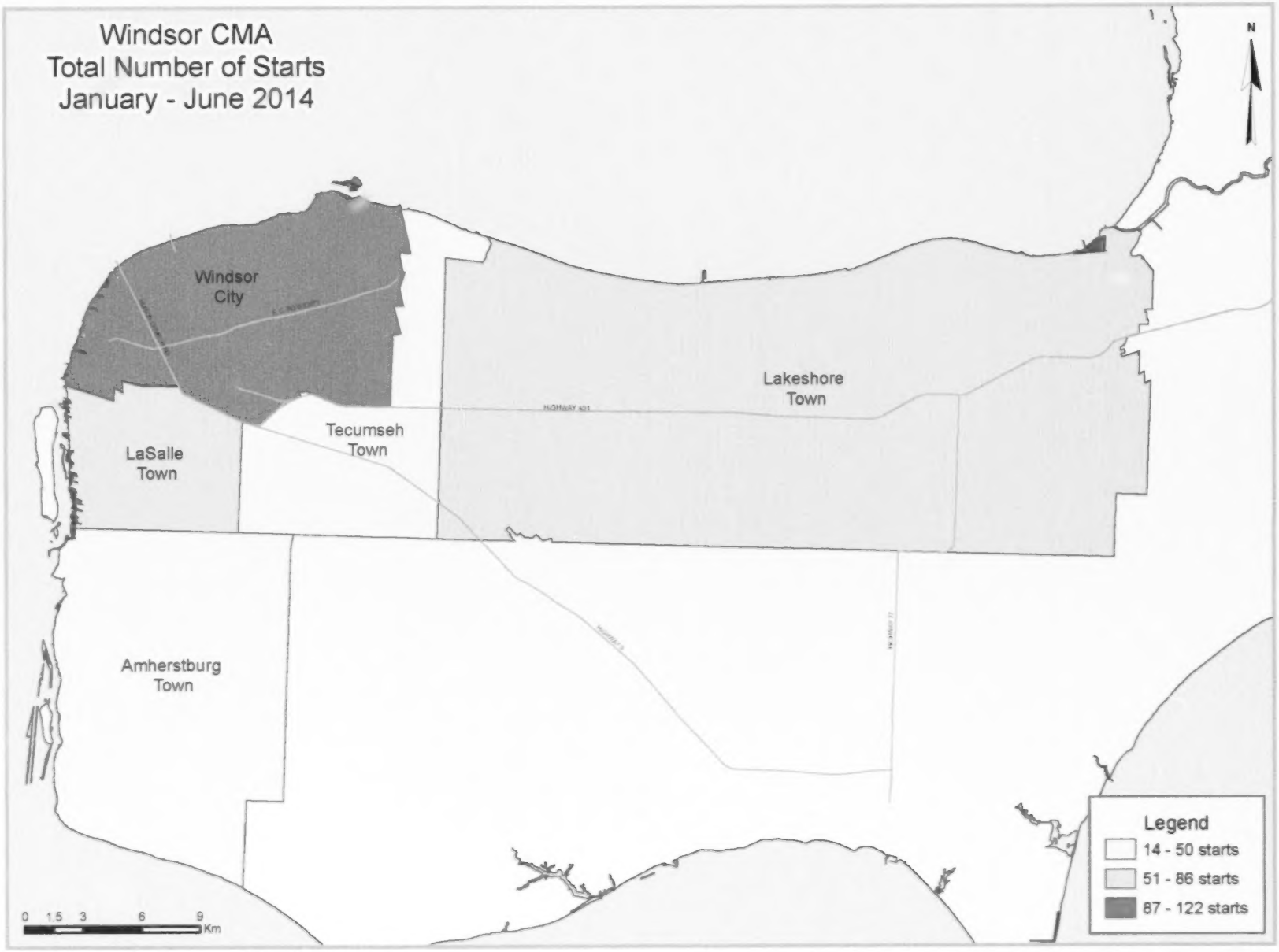

Windsor CMA
Number of Starts (Multiples)
Second Quarter 2014
N
Windsor City
Lakeshore Town
Tecumseh Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
Legend
No starts
2 - 12 starts
13 - 22 starts
23 - 33 starts
0 1.5 3 6 9
Km


Windsor CMA
Number of Starts (Singles)
Second Quarter 2014
N
Windsor City
Lakeshore Town
Tecumseh Town
LaSalle Town
Amherstburg Town
Legend
8 - 22 starts
23 - 36 starts
37 - 51 starts
0 1.5 3 6 9
Km


Windsor CMA
Total Number of Starts
Second Quarter 2014
Legend
9 - 33 starts
34 - 57 starts
58 - 82 starts
N
Windsor City
Tecumseh Town
Lakeshore Town
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Multiples)
January - June 2014
N
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
January - June 2014
N
Windsor City
Lakeshore Town
Tecumseh Town
LaSalle Town
Amherstburg Town
Legend
14 - 33 starts
34 - 53 starts
54 - 73 starts
0 1.5 3 6 9
Km


Windsor CMA
Total Number of Starts
January - June 2014
N
Windsor City
Lakeshore Town
Tecumseh Town
LaSalle Town
Amherstburg Town
HIGHWAY 401
0 1.5 3 6 9 Km
Legend
14 - 50 starts
51 - 86 starts
87 - 122 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2014								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2012	2013	Apr. 2014	May 2014	June 2014	Apr. 2014	May 2014	June 2014
Single-Detached	536	535	549	440	504	559	506	515
Multiples	181	173	240	168	372	142	138	166
Total	717	708	789	608	876	701	644	681
	Quarterly SAAR		Actual			YTD		
	2014 Q1	2014 Q2	2013 Q2	2014 Q2	% change	2013 Q2	2014 Q2	% change
Single-Detached	495	524	154	154	0.0%	209	219	4.8%
Multiples	113	303	51	65	27.5%	59	83	40.7%
Total	608	827	205	219	6.8%	268	302	12.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Windsor CMA
Second Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2014	154	30	28	0	0	0	6	1	219
Q2 2013	154	12	11	0	28	0	0	0	205
% Change	0.0	150.0	154.5	n/a	-100.0	n/a	n/a	n/a	6.8
Year-to-date 2014	219	36	28	0	4	0	6	9	302
Year-to-date 2013	209	16	11	0	32	0	0	0	268
% Change	4.8	125.0	154.5	n/a	-87.5	n/a	n/a	n/a	12.7
UNDER CONSTRUCTION									
Q2 2014	269	34	62	0	35	0	6	13	419
Q2 2013	208	32	45	0	73	0	0	4	362
% Change	29.3	6.3	37.8	n/a	-52.1	n/a	n/a	**	15.7
COMPLETIONS									
Q2 2014	113	24	8	0	20	0	2	4	171
Q2 2013	85	10	16	0	10	0	0	0	121
% Change	32.9	140.0	-50.0	n/a	100.0	n/a	n/a	n/a	41.3
Year-to-date 2014	204	36	12	0	24	0	2	4	282
Year-to-date 2013	210	20	18	0	15	0	2	0	265
% Change	-2.9	80.0	-33.3	n/a	60.0	n/a	0.0	n/a	6.4
COMPLETED & NOT ABSORBED									
Q2 2014	202	23	3	0	5	0	n/a	n/a	233
Q2 2013	144	21	13	0	20	0	n/a	n/a	198
% Change	40.3	9.5	-76.9	n/a	-75.0	n/a	n/a	n/a	17.7
ABSORBED									
Q2 2014	76	17	11	0	28	0	n/a	n/a	132
Q2 2013	214	28	8	2	14	0	n/a	n/a	266
% Change	-64.5	-39.3	37.5	-100.0	100.0	n/a	n/a	n/a	-50.4
Year-to-date 2014	158	35	20	0	36	0	n/a	n/a	249
Year-to-date 2013	345	29	14	2	48	0	n/a	n/a	438
% Change	-54.2	20.7	42.9	-100.0	-25.0	n/a	n/a	n/a	-43.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q2 2014	49	14	12	0	0	0	6	1	82
Q2 2013	49	6	4	0	28	0	0	0	87
LaSalle Town									
Q2 2014	37	10	9	0	0	0	0	0	56
Q2 2013	41	4	3	0	0	0	0	0	48
Lakeshore Town									
Q2 2014	51	2	0	0	0	0	0	0	53
Q2 2013	43	0	0	0	0	0	0	0	43
Amherstburg Town									
Q2 2014	8	4	7	0	0	0	0	0	19
Q2 2013	10	2	4	0	0	0	0	0	16
Tecumseh Town									
Q2 2014	9	0	0	0	0	0	0	0	9
Q2 2013	11	0	0	0	0	0	0	0	11
Windsor CMA									
Q2 2014	154	30	28	0	0	0	6	1	219
Q2 2013	154	12	11	0	28	0	0	0	205
UNDER CONSTRUCTION									
Windsor City									
Q2 2014	78	16	34	0	27	0	6	13	174
Q2 2013	63	10	30	0	70	0	0	4	177
LaSalle Town									
Q2 2014	65	12	15	0	0	0	0	0	92
Q2 2013	51	6	3	0	3	0	0	0	63
Lakeshore Town									
Q2 2014	92	2	0	0	8	0	0	0	102
Q2 2013	65	2	4	0	0	0	0	0	71
Amherstburg Town									
Q2 2014	21	4	13	0	0	0	0	0	38
Q2 2013	16	14	8	0	0	0	0	0	38
Tecumseh Town									
Q2 2014	13	0	0	0	0	0	0	0	13
Q2 2013	13	0	0	0	0	0	0	0	13
Windsor CMA									
Q2 2014	269	34	62	0	35	0	6	13	419
Q2 2013	208	32	45	0	73	0	0	4	362

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q2 2014	48	16	8	0	20	0	2	4	98
Q2 2013	29	4	6	0	4	0	0	0	43
LaSalle Town									
Q2 2014	22	6	0	0	0	0	0	0	28
Q2 2013	29	6	0	0	6	0	0	0	41
Lakeshore Town									
Q2 2014	28	2	0	0	0	0	0	0	30
Q2 2013	20	0	10	0	0	0	0	0	30
Amherstburg Town									
Q2 2014	8	0	0	0	0	0	0	0	8
Q2 2013	7	0	0	0	0	0	0	0	7
Tecumseh Town									
Q2 2014	7	0	0	0	0	0	0	0	7
Q2 2013	0	0	0	0	0	0	0	0	0
Windsor CMA									
Q2 2014	113	24	8	0	20	0	2	4	171
Q2 2013	85	10	16	0	10	0	0	0	121
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2014	64	9	3	0	1	0	n/a	n/a	77
Q2 2013	44	6	8	0	11	0	n/a	n/a	69
LaSalle Town									
Q2 2014	56	9	0	0	3	0	n/a	n/a	68
Q2 2013	40	15	0	0	8	0	n/a	n/a	63
Lakeshore Town									
Q2 2014	53	0	0	0	1	0	n/a	n/a	54
Q2 2013	47	0	5	0	1	0	n/a	n/a	53
Amherstburg Town									
Q2 2014	17	5	0	0	0	0	n/a	n/a	22
Q2 2013	13	0	0	0	0	0	n/a	n/a	13
Tecumseh Town									
Q2 2014	12	0	0	0	0	0	n/a	n/a	12
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Windsor CMA									
Q2 2014	202	23	3	0	5	0	n/a	n/a	233
Q2 2013	144	21	13	0	20	0	n/a	n/a	198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q2 2014	37	12	9	0	26	0	n/a	n/a	84
Q2 2013	71	7	1	0	5	0	n/a	n/a	84
LaSalle Town									
Q2 2014	12	1	0	0	2	0	n/a	n/a	15
Q2 2013	51	16	0	2	8	0	n/a	n/a	77
Lakeshore Town									
Q2 2014	20	2	1	0	0	0	n/a	n/a	23
Q2 2013	68	0	7	0	1	0	n/a	n/a	76
Amherstburg Town									
Q2 2014	4	2	1	0	0	0	n/a	n/a	7
Q2 2013	21	5	0	0	0	0	n/a	n/a	26
Tecumseh Town									
Q2 2014	3	0	0	0	0	0	n/a	n/a	3
Q2 2013	3	0	0	0	0	0	n/a	n/a	3
Windsor CMA									
Q2 2014	76	17	11	0	28	0	n/a	n/a	132
Q2 2013	214	28	8	2	14	0	n/a	n/a	266

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Windsor City	49	49	14	6	18	32	1	0	82	87	-5.7
LaSalle Town	37	41	10	4	9	3	0	0	56	48	16.7
Lakeshore Town	51	43	2	0	0	0	0	0	53	43	23.3
Amherstburg Town	8	10	4	2	7	4	0	0	19	16	18.8
Tecumseh Town	9	11	0	0	0	0	0	0	9	11	-18.2
Windsor CMA	154	154	30	12	34	39	1	0	219	205	6.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Windsor City	73	72	18	6	22	36	9	0	122	114	7.0
LaSalle Town	47	51	12	4	9	3	0	0	68	58	17.2
Lakeshore Town	71	62	2	0	0	0	0	0	73	62	17.7
Amherstburg Town	14	13	4	6	7	4	0	0	25	23	8.7
Tecumseh Town	14	11	0	0	0	0	0	0	14	11	27.3
Windsor CMA	219	209	36	16	38	43	9	0	302	268	12.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Windsor City	12	32	6	0	0	0	1	0
LaSalle Town	9	3	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	7	4	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	28	39	6	0	0	0	1	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Windsor City	16	36	6	0	0	0	9	0
LaSalle Town	9	3	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	7	4	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	32	43	6	0	0	0	9	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Windsor City	75	59	0	28	7	0	82	87
LaSalle Town	56	48	0	0	0	0	56	48
Lakeshore Town	53	43	0	0	0	0	53	43
Amherstburg Town	19	16	0	0	0	0	19	16
Tecumseh Town	9	11	0	0	0	0	9	11
Windsor CMA	212	177	0	28	7	0	219	205

Table 2.5: Starts by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Windsor City	103	82	4	32	15	0	122	114
LaSalle Town	68	58	0	0	0	0	68	58
Lakeshore Town	73	62	0	0	0	0	73	62
Amherstburg Town	25	23	0	0	0	0	25	23
Tecumseh Town	14	11	0	0	0	0	14	11
Windsor CMA	283	236	4	32	15	0	302	268

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Windsor City	48	29	18	4	28	10	4	0	98	43	127.9
LaSalle Town	22	29	6	6	0	6	0	0	28	41	-31.7
Lakeshore Town	28	20	2	0	0	10	0	0	30	30	0.0
Amherstburg Town	8	7	0	0	0	0	0	0	8	7	14.3
Tecumseh Town	7	0	0	0	0	0	0	0	7	0	n/a
Windsor CMA	113	85	26	10	28	26	4	0	171	121	41.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Windsor City	86	66	26	12	36	10	4	2	152	90	68.9
LaSalle Town	38	56	10	12	0	9	0	0	48	77	-37.7
Lakeshore Town	55	70	2	0	0	10	0	0	57	80	-28.8
Amherstburg Town	17	18	0	0	0	0	0	0	17	18	-5.6
Tecumseh Town	8	0	0	0	0	0	0	0	8	0	n/a
Windsor CMA	204	210	38	24	36	29	4	2	282	265	6.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Windsor City	28	10	0	0	0	0	4	0
LaSalle Town	0	6	0	0	0	0	0	0
Lakeshore Town	0	10	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	28	26	0	0	0	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Windsor City	36	10	0	0	0	2	4	0
LaSalle Town	0	9	0	0	0	0	0	0
Lakeshore Town	0	10	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	36	29	0	0	0	2	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Windsor City	72	39	20	4	6	0	98	43
LaSalle Town	28	35	0	6	0	0	28	41
Lakeshore Town	30	30	0	0	0	0	30	30
Amherstburg Town	8	7	0	0	0	0	8	7
Tecumseh Town	7	0	0	0	0	0	7	0
Windsor CMA	145	111	20	10	6	0	171	121

Table 3.5: Completions by Submarket and by Intended Market
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Windsor City	122	82	24	6	6	2	152	90
LaSalle Town	48	68	0	9	0	0	48	77
Lakeshore Town	57	80	0	0	0	0	57	80
Amherstburg Town	17	18	0	0	0	0	17	18
Tecumseh Town	8	0	0	0	0	0	8	0
Windsor CMA	252	248	24	15	6	2	282	265

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2014	17	45.9	9	24.3	6	16.2	5	13.5	0	0.0	37	259,902	277,794
Q2 2013	31	44.3	17	24.3	13	18.6	5	7.1	4	5.7	70	261,383	280,137
Year-to-date 2014	28	40.0	20	28.6	10	14.3	10	14.3	2	2.9	70	269,914	289,474
Year-to-date 2013	48	47.1	21	20.6	21	20.6	7	6.9	5	4.9	102	258,056	275,095
LaSalle Town													
Q2 2014	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	437,804	504,991
Q2 2013	3	6.3	9	18.8	4	8.3	25	52.1	7	14.6	48	387,500	395,708
Year-to-date 2014	0	0.0	2	8.0	2	8.0	13	52.0	8	32.0	25	411,900	440,022
Year-to-date 2013	8	10.4	13	16.9	9	11.7	32	41.6	15	19.5	77	373,844	388,332
Lakeshore Town													
Q2 2014	0	0.0	2	10.0	3	15.0	12	60.0	3	15.0	20	390,668	393,797
Q2 2013	9	13.4	16	23.9	18	26.9	20	29.9	4	6.0	67	312,548	334,889
Year-to-date 2014	1	2.3	11	25.6	8	18.6	19	44.2	4	9.3	43	366,600	355,278
Year-to-date 2013	13	12.3	21	19.8	31	29.2	36	34.0	5	4.7	106	320,319	335,057
Amherstburg Town													
Q2 2014	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Q2 2013	4	19.0	11	52.4	4	19.0	2	9.5	0	0.0	21	273,669	287,225
Year-to-date 2014	2	18.2	2	18.2	4	36.4	3	27.3	0	0.0	11	306,982	307,440
Year-to-date 2013	6	19.4	17	54.8	5	16.1	3	9.7	0	0.0	31	269,900	280,143
Tecumseh Town													
Q2 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Q2 2013	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
Windsor CMA													
Q2 2014	17	22.7	12	16.0	9	12.0	26	34.7	11	14.7	75	349,900	360,144
Q2 2013	47	22.5	54	25.8	40	19.1	53	25.4	15	7.2	209	302,639	325,552
Year-to-date 2014	31	20.1	35	22.7	24	15.6	45	29.2	19	12.3	154	321,938	343,670
Year-to-date 2013	75	23.3	73	22.7	68	21.1	80	24.8	26	8.1	322	302,420	324,330

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2014

Submarket	Q2 2014	Q2 2013	% Change	YTD 2014	YTD 2013	% Change
Windsor City	277,794	280,137	-0.8	289,474	275,095	5.2
LaSalle Town	504,991	395,708	27.6	440,022	388,332	13.3
Lakeshore Town	393,797	334,889	17.6	355,278	335,057	6.0
Amherstburg Town	--	287,225	n/a	307,440	280,143	9.7
Tecumseh Town	--	--	n/a	--	--	n/a
Windsor CMA	360,144	325,552	10.6	343,670	324,330	6.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor Second Quarter 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	351	15.1	473	784	763	62.0	165,293	0.3	172,006
	February	378	-8.5	447	686	774	57.8	171,083	5.6	177,016
	March	418	-10.7	441	815	837	52.7	179,361	5.8	180,218
	April	522	20.6	446	970	748	59.6	174,396	-0.3	176,157
	May	558	6.9	456	1,033	849	53.7	184,035	5.4	181,106
	June	497	-2.4	437	883	794	55.0	183,980	0.7	171,821
	July	557	5.5	439	933	824	53.3	181,963	8.0	179,943
	August	497	2.3	450	800	776	58.0	187,299	6.2	182,428
	September	469	24.4	464	763	772	60.1	182,674	2.4	180,664
	October	455	6.6	426	774	776	54.9	185,157	8.8	182,792
	November	372	0.0	439	582	728	60.3	172,624	4.6	180,843
	December	267	10.3	424	372	752	56.4	183,591	5.8	186,459
2014	January	249	-29.1	339	679	688	49.3	172,108	4.1	180,170
	February	296	-21.7	364	550	623	58.4	178,563	4.4	183,753
	March	376	-10.0	387	729	690	56.1	172,638	-3.7	174,325
	April	500	-4.2	441	954	804	54.9	186,651	7.0	185,682
	May	563	0.9	481	970	781	61.6	183,391	-0.3	180,445
	June	526	5.8	437	875	746	58.6	198,176	7.7	185,991
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	1,577	7.7		2,886			180,827	1.9	
	Q2 2014	1,589	0.8		2,799			189,311	4.7	
	YTD 2013	2,724	2.8		5,171			177,248	2.9	
	YTD 2014	2,510	-7.9		4,757			183,840	3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2014

		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	98.6	121.3	149.9	9.7	61.9	853
	February	595	3.00	5.24	98.6	122.8	150.6	9.2	61.8	848
	March	590	3.00	5.14	99.1	123.2	151.0	9.1	61.9	856
	April	590	3.00	5.14	99.1	122.9	151.9	9.3	62.3	858
	May	590	3.00	5.14	99.1	123.0	152.3	9.5	62.6	870
	June	590	3.14	5.14	98.9	123.2	152.9	9.3	62.7	869
	July	590	3.14	5.14	99.2	123.4	153.5	9.1	62.8	882
	August	601	3.14	5.34	100.2	123.4	152.9	8.8	62.2	885
	September	601	3.14	5.34	99.9	123.5	151.1	9.1	61.8	893
	October	601	3.14	5.34	100.6	123.3	151.3	8.9	61.6	883
	November	601	3.14	5.34	100.6	123.3	152.0	8.4	61.5	869
	December	601	3.14	5.34	100.4	123.1	154.3	7.7	61.9	846
2014	January	595	3.14	5.24	100.5	123.3	155.1	6.9	61.7	840
	February	595	3.14	5.24	101.1	124.6	154.0	7.2	61.4	840
	March	581	3.14	4.99	101.1	125.1	152.7	7.3	61.0	845
	April	570	3.14	4.79	101.1	125.9	150.0	8.4	60.7	849
	May	570	3.14	4.79	101.3	126.5	149.4	8.6	60.4	844
	June	570	3.14	4.79		126.9	148.3	9.0	60.2	854
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

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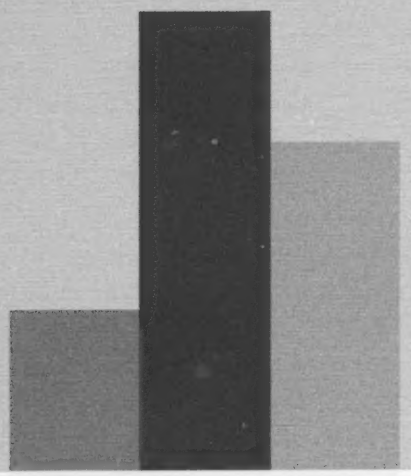

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